

STATE OF ALABAMA

)

SPECIAL WARRANTY DEED

)

COUNTY OF SHELBY

)

This Indenture, made on the 10 day of January, 2014 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as Grantor, and Tina Swartz, whose address is 186 Cedar Grove Parkway, Maylene, Alabama 35114, hereinafter referred to as Grantee.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that Grantor does hereby GRANT, BARGAIN, SELL, and CONVEY unto the Grantee the following described real estate situated and being located in Shelby County, Alabama, to-wit:

Lot 34, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 2, as recorded in Map Book 25, Page 53, Shelby County, Alabama Records.

Property Address: 186 Cedar Grove Parkway, Maylene, Alabama 35114

TO HAVE AND TO HOLD to said Grantee in fee simple.

This conveyance is subject to all easements, rights of way, and restrictions of record affecting said property.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 10 day
of Jan, 2014

[Signature]
THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America
By the Secretary's duly authorized property
Management contractor, Vendor Resource Management,
pursuant to a delegation of authority found at 38 C.F.R.
36.4345(f)

Sara Hartz, AUP
Printed Name and Title

STATE OF Texas)
COUNTY OF Denton)

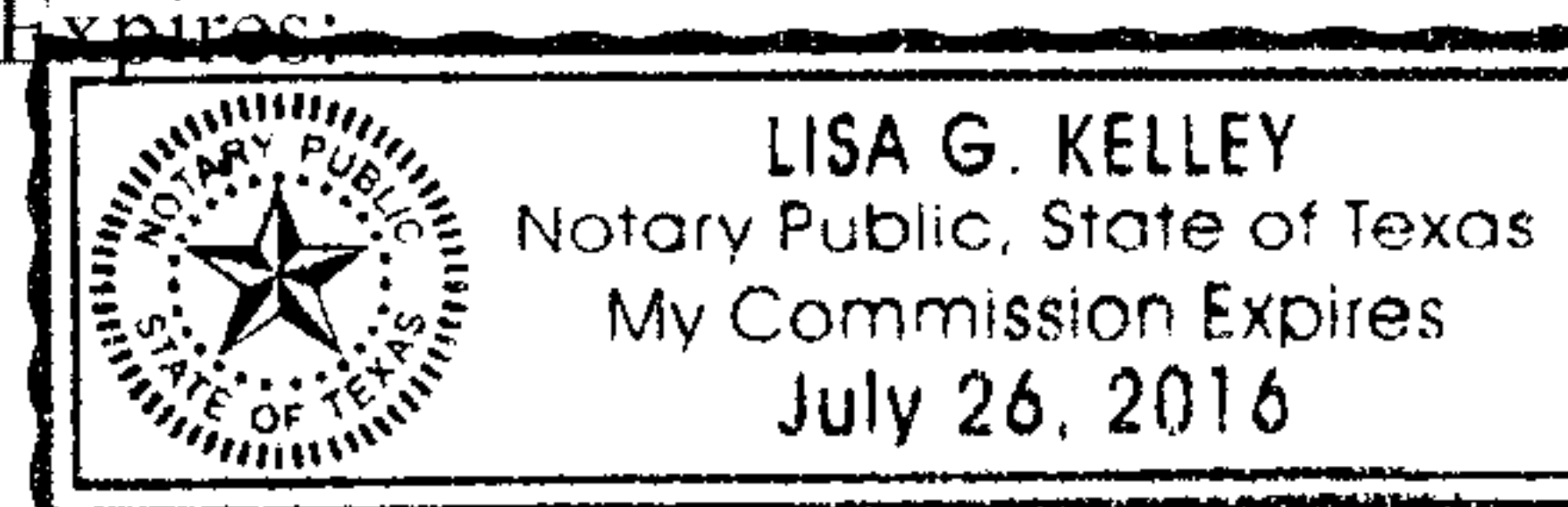
On this date, before me personally appeared Sara Hartz, pursuant to a delegation of
authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the
foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he
executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State
of Texas aforesaid, this 10 day of January, 2014.

[Signature]
NOTARY PUBLIC
My Term Expires:

GRANTEE'S ADDRESS:
Tina Swartz
186 Cedar Grove Parkway
Maylene, Alabama 35114

PREPARED BY:
Jeramie J. Fortenberry, Esq.
ASB 8394-J71F
P.O. Box 3479
Gulfport, Mississippi 39505
Phone: (228) 206-4939



This deed was prepared by Jeramie J. Fortenberry, ASB 8394-J71F, who certifies that it is in a
form that is in accordance with applicable local, state and Federal law.